



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Approved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 05/11/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

All violations noted during previous related inspection(s) have been corrected.

Owner or Owner's Representative

Alexis Kort
Signature

Alexis Kort Associate Executive Director
Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Jesse Ward
Digitally signed by Jesse Ward
Date: 2023.05.11 10:18:18 -07'00'
Signature

This document was prepared by Residential Care Services for the Locator website.

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.



Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 05/03/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Inspection, Testing and Maintenance

Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.

(IFC 901.6 2018)

5/3/23 Facility and contractor show the work in progress with a completion date of 5/9/23

Facility still shows waiting on contractor as of 03/28/2023

Facility shows items on order waiting on contractor as of 02/21/2023

The following violations were observed:

1. Facility is unable to provide documentation for the backflow internal inspection in accordance with NFPA 25.
2. Throughout the facility the sprinkler system risers and sections had gauges that are over the 5 years replacement age.
3. A Wing north first floor stairwell sprinkler head escutcheon is damaged and hanging down onto the sprinkler head
4. B building kitchen. The sprinkler heads throughout need to be assessed. Some of them are loaded. Some of them are corroded. Some of them are damaged.
5. Dining room bus station, sprinkler head is recessed too far into the ceiling
6. Paint on sprinkler head in the community relations office

This document was prepared by Residential Care Services for the Locator website.



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

Table with 2 columns: Business Name, Address, City, State, Zip and Provider Number, Approval Status, Facility Type. Business Name: Ida Culver House Broadview, Address: 12505 GREENWOOD AVE N, City, State, Zip: Seattle, WA 98133, Provider Number: 000945, Approval Status: Disapproved, Facility Type: Residential Care.

On 05/03/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

2 Testing and Maintenance

Table with 2 columns: Code Requirement and Statement of Violation. Code Requirement: Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018). Statement of Violation: 5/3/23 Facility and contractor show the work in progress with a completion date of 5/9/23. Facility still shows waiting on contractor as of 03/28/2023. Facility shows items on order waiting on contractor as of 02/21/2023. Facility was unable to provide documentation that the Fire Department Connection has been hydrostatically tested in accordance with NFPA 25. NFPA 25 (2017) - 13.8.5 The piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 psi (10 bar) for 2 hours at least once every 5 years.

Next inspection scheduled on or after: 06/02/2023

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative

Signature

Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Signature

This document was prepared by Residential Care Services for the Locator website.



Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 03/28/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

1 Abatement of Electrical Hazards

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used. (IFC 604.1 2018)	items corrected 2/21/2023
--	---------------------------

2 Door Operation

Swinging fire doors shall close from the full-open position and latch automatically. (IFC 705.2.4 2018)	items corrected 2/21/2023
--	---------------------------

3 Inspection, Testing and Maintenance

Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. (IFC 901.6 2018)	Facility shows items on order waiting on contractor as of 02/21/2023
--	--

4 Testing and Maintenance

Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)	Facility shows items on order waiting on contractor as of 02/21/2023
--	--

This document was prepared by Residential Care Services for the Locator website.



Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 03/28/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

5 Commercial Cooking Systems

<p>The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Signage shall be provided on the exhaust hood or system cabinet, indicating the type and arrangement of cooking appliances protected by the automatic fire extinguishing system. Signage shall indicate appliances from left to right, be durable and the size, color, and lettering shall be approved. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:</p> <ol style="list-style-type: none"> 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 4. Dry-chemical extinguishing systems, NFPA 17. 5. Wet-chemical extinguishing systems, NFPA 17A. <p>Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.</p> <p>(IFC 904.12 2015, 2018)</p>	<p>items corrected 2/21/2023</p>
--	----------------------------------

This document was prepared by Residential Care Services for the Locator website.



Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 03/28/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

6 Portable Fire Extinguishers - Where Required

<p>Portable fire extinguishers shall be installed in all of the following locations:</p> <ol style="list-style-type: none"> In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. <p>Exceptions:</p> <ol style="list-style-type: none"> In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C. <ol style="list-style-type: none"> Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies. In areas where flammable or combustible liquids are stored, used or dispensed. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. Where required by the sections indicated in Table 906.1. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official. <p>(IFC 906.1 2018)</p>	<p>items corrected 2/21/2023</p>
---	----------------------------------

7 Inspection, Testing and Maintenance

<p>The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72. Records of inspection, testing and maintenance shall be maintained.</p> <p>(IFC 907.8 2018)</p>	<p>items corrected 2/21/2023</p>
---	----------------------------------

This document was prepared by Residential Care Services for the Locator website.



Washington State Patrol
Fire Protection Bureau
Phone: (360) 596-3900

Table with 4 columns: Business Name, Address, City, State, Zip, Provider Number, Approval Status, Facility Type. Values include Ida Culver House Broadview, 12505 GREENWOOD AVE N, Seattle, WA 98133, 000945, Disapproved, Residential Care.

On 03/28/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement

Statement of Violation

8 Means of Egress Illumination

Table with 2 columns: Code Requirement (Illumination shall be provided in the means of egress in accordance with Section 1008.2...), Statement of Violation (items corrected 2/21/2023).

Next inspection scheduled on or after: 04/27/2023

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative

Signature line

Print Name and Title line

Deputy State Fire Marshal Arthur Jesse Ward
2803 156TH AVE SE
Bellevue WA 98007
(425) 401-7735

Signature line

This document was prepared by Residential Care Services for the Locator website.



**Washington State Patrol
Fire Protection Bureau**
Phone: (360) 596-3900

Business Name	Ida Culver House Broadview	Provider Number	000945
Address	12505 GREENWOOD AVE N,	Approval Status	Disapproved
City, State, Zip	Seattle, WA 98133	Facility Type	Residential Care

On 01/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

1 Abatement of Electrical Hazards

<p>Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</p> <p>(IFC 604.1 2018)</p>	<ol style="list-style-type: none"> B building kitchen to open electrical boxes First floor conference room Electrical outlets, have broken ground plugs. This condition was noted in several places throughout the facility. I am recommending a general assessment to determine the scope of needed repairs. B building first floor, electrical panel room had flammable storage in it
---	--

2 Door Operation

<p>Swinging fire doors shall close from the full-open position and latch automatically.</p> <p>(IFC 705.2.4 2018)</p>	<p>C building first floor, elevator lobby fire doors did not close</p>
---	--

3 Inspection, Testing and Maintenance

<p>Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.</p> <p>(IFC 901.6 2018)</p>	<p>The following violations were observed:</p> <ol style="list-style-type: none"> Facility is unable to provide documentation for the backflow internal inspection in accordance with NFPA 25. Throughout the facility the sprinkler system risers and sections had gauges that are over the 5 years replacement age. A Wing north first floor stairwell sprinkler head escutcheon is damaged and hanging down onto the sprinkler head B building kitchen. The sprinkler heads throughout need to be assessed. Some of them are loaded. Some of them are corroded. Some of them are damaged. Dining room bus station, sprinkler head is recessed too far into the ceiling Paint on sprinkler head in the community relations office
---	---

This document was prepared by Residential Care Services for the Locator website.



Washington State Patrol
Fire Protection Bureau
 Phone: (360) 596-3900

Business Name Ida Culver House Broadview	Provider Number 000945
Address 12505 GREENWOOD AVE N,	Approval Status Disapproved
City, State, Zip Seattle, WA 98133	Facility Type Residential Care

On 01/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

4 Testing and Maintenance

<p>Sprinkler systems shall be tested and maintained in accordance with Section 901. (IFC 903.5 2009, 2012, 2015, 2018)</p>	<p>Facility was unable to provide documentation that the Fire Department Connection has been hydrostatically tested in accordance with NFPA 25. NFPA 25 (2017) - 13.8.5 The piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 psi (10 bar) for 2 hours at least once every 5 years.</p>
---	---

This document was prepared by Residential Care Services for the Locator website.



Washington State Patrol
Fire Protection Bureau
 Phone: (360) 596-3900

Business Name Ida Culver House Broadview	Provider Number 000945
Address 12505 GREENWOOD AVE N,	Approval Status Disapproved
City, State, Zip Seattle, WA 98133	Facility Type Residential Care

On 01/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

5 Commercial Cooking Systems

<p>The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Signage shall be provided on the exhaust hood or system cabinet, indicating the type and arrangement of cooking appliances protected by the automatic fire extinguishing system. Signage shall indicate appliances from left to right, be durable and the size, color, and lettering shall be approved. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:</p> <ol style="list-style-type: none"> 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 4. Dry-chemical extinguishing systems, NFPA 17. 5. Wet-chemical extinguishing systems, NFPA 17A. <p>Exception: Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the International Mechanical Code.</p> <p>(IFC 904.12 2015, 2018)</p>	<p>B building kitchen appliance lineup does not match the suppression system</p>
--	--

This document was prepared by Residential Care Services for the Locator website.



**Washington State Patrol
Fire Protection Bureau**
Phone: (360) 596-3900

Business Name Ida Culver House Broadview	Provider Number 000945
Address 12505 GREENWOOD AVE N,	Approval Status Disapproved
City, State, Zip Seattle, WA 98133	Facility Type Residential Care

On 01/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

6 Portable Fire Extinguishers - Where Required

<p>Portable fire extinguishers shall be installed in all of the following locations:</p> <ol style="list-style-type: none"> In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. <p>Exceptions:</p> <ol style="list-style-type: none"> In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C. In Group E occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each classroom is provided with a portable fire extinguisher having a minimum rating of 2-A:20-B:C. <ol style="list-style-type: none"> Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies. In areas where flammable or combustible liquids are stored, used or dispensed. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. Where required by the sections indicated in Table 906.1. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official. <p>(IFC 906.1 2018)</p>	<p>Facility needs a water fire extinguisher for the pool chemical room. Pool chemicals are typically stored in pool equipment rooms. The only fire extinguisher that is allowed in areas containing oxidizers, such as pool chemicals, is a water-type fire extinguisher. Multipurpose dry chemical fire extinguishers shall not be installed for use in areas containing oxidizers. Per NFPA 10 and NFPA 430</p> <p>The fire extinguishers in building C look like they haven't been inspected since October 2022</p>
---	--

7 Inspection, Testing and Maintenance

<p>The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.5 and NFPA 72. Records of inspection, testing and maintenance shall be maintained.</p> <p>(IFC 907.8 2018)</p>	<p>A building: Fire alarm panel building a batteries are older than five years</p>
---	--

This document was prepared by Residential Care Services for the Locator website.



Washington State Patrol
Fire Protection Bureau
 Phone: (360) 596-3900

Business Name Ida Culver House Broadview	Provider Number 000945
Address 12505 GREENWOOD AVE N,	Approval Status Disapproved
City, State, Zip Seattle, WA 98133	Facility Type Residential Care

On 01/18/2023 the Office of the State Fire Marshal conducted an inspection at your facility.

Code Requirement	Statement of Violation
------------------	------------------------

8 Means of Egress Illumination

<p>Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3. (IFC 1008.1 2015, 2018)</p>	<ol style="list-style-type: none"> 1. A wing north first floor emergency light in the stairwell did not function 2. Emergency light by a wing room 110 did not function 3. Exit light dining area by kitchen did not stay on with push button test. 4. Emergency bug eye lights by room C405 did not function
---	---

Next inspection scheduled on or after: 02/17/2023

Right of appeal. Any person may appeal any decision made by the Fire Protection Bureau in accordance with WAC 212-12.

Owner or Authorized Representative



 Signature

Dennis R Conn

 Print Name and Title

Deputy State Fire Marshal Arthur Jesse Ward
 2803 156TH AVE SE
 Bellevue WA 98007
 (425) 401-7735



 Signature

This document was prepared by Residential Care Services for the Locator website.